

(R-82-2049)

RESOLUTION NUMBER R- 257076

Adopted on AUG 24 1982

BE IT RESOLVED, by the Council of The City of San Diego as follows:

That it be, and it is hereby certified, that the information contained in Environmental Impact Report No. 81-06-35C, in connection with the revision of Section 101.0404 (A-1 Zones) and Section 101.0900 (Planned Residential Development) of the Municipal Code in accordance with Council Policy 600-29, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and the State guidelines thereto, and that said Report has been reviewed and considered by this Council.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code, Section 21081, the findings made with respect to the ENVIRONMENTAL IMPACT REPORT for the revision of Section 101.0404 (A-1 Zones) and Section 101.0900 (Planned Residential Development) of the Municipal Code in accordance with Council Policy 600-29, on file in the office of the City Clerk as E.Q.D. No. 81-06-35C, are those findings marked Exhibit A which are attached hereto and made a part hereof.

00311

APPROVED: John W. Witt, City Attorney

By Frederick C. Conrad  
Frederick C. Conrad  
Chief Deputy City Attorney

FCC:clh  
5/25/82  
Or.Dept:Planning  
Form=r.eirf

## STATEMENT OF OVERRIDING CONSIDERATIONS

Pursuant to Section 15089 of the California Environmental Quality Act Guidelines, the following benefits override the significant cumulative impact on the region's ability to achieve air quality standards and justify approval of the proposed revisions to Sections 101.0404 and 101.0900 of the Municipal Code:

- . Development, pursuant to the Planned Residential Development regulations, at a density not to exceed one dwelling unit per four acres, would promote the development of flexible and innovative residential projects offering diverse dwelling unit types and site arrangements that are unavailable through strict application of conventional zoning.
- . Development at a density of one dwelling unit per ten acres in the A-1-10 Zone and one dwelling unit per five acres in the A-5-10 Zone, but clustered in order to promote more efficient land utilization and land conservation would: 1) allow development in patterns more consistent with that occurring in adjacent unincorporated County areas; 2) avoid fragmentation of land ownership patterns which would mitigate against future development opportunities; 3) allow for reasonable development opportunities during the planning period without foreclosing future development choices; and 4) make annexation of unincorporated lands more attractive where such lands will be brought into the Future Urbanizing Area. "Clustering" will allow the owner a reasonable present development opportunity, while retaining the undeveloped portions of the property for future development at higher densities when the property is shifted from the Future Urbanizing to the Planned Urbanizing Area in accordance with Council Policy No. 600-30, General Plan Amendments to Shift Land from Future Urbanizing to Planned Urbanizing Area.

The proposed revisions to Sections 101.0404 and 101.0900 of the Municipal Code would permit implementation of the clustering or increased density provisions of the adopted policy.

**EXHIBIT A****00313****R-257076**

AUG 24 1982

Passed and adopted by the Council of The City of San Diego on  
by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By *June A. Blackwell*, Deputy.

(Seal)

Office of the City Clerk, San Diego, California

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